

PARKING LOT SAFETY:

VEHICLES & PEDESTRIANS

Reasonably Foreseeable Hazard

Property owners have a responsibility to maintain safe conditions for people coming onto the premises, and to respond to "reasonably foreseeable" safety hazards. In a parking lot, where vehicles and pedestrians mingle and move freely about, it is reasonably foreseeable that without controls in place, incidents involving moving vehicles and pedestrians may occur. This is particularly true in cases where the pedestrian is reasonably expected to be encumbered (ie by packages, golf clubs, children in tow).

While it may not be possible to completely control activities in a parking lot open to the public, there are actions that owners can take in an effort to prevent vehicle/pedestrian collisions. Also the owner who makes these efforts may be in a better defense position, should an incident occur and litigation result.

Ideas for Control

- Provide ample parking stall and aisle widths, to allow for adequate turning radii.
- Clearly mark (stripe line) each parking space.
- Consider 60 degree angled parking (as opposed to perpendicular or 45 degree). This allows for simpler turns into the stalls, and relatively easy backing out.
- Post traffic speed limits (no more than 10-15 mph).
- Install speed bumps to reduce vehicle speed through the parking lot.
- Post warning or caution signs at the parking lot entrance, and wherever necessary to alert of both vehicle and pedestrian presence and hazards.
- Install stop signs and/or "yield to pedestrian traffic" signs.
- Use signs or crosswalks to channel pedestrians in the safest manner to and from the lot.
- Install adequate lighting for pedestrian safety in darkness.
- Consider video surveillance of the parking lot, for security and incident documentation purposes.
- Maintain lot in good walking and driving condition, free of cracks, potholes, buckles.
- Arrange for prompt and thorough ice and snow removal.
- Regularly inspect the parking lot to identify and correct emerging hazards.



For All the Commitments You Make®

This information is for informational purposes and should not be considered legal advice. The information and suggestions contained in this bulletin have been developed from sources believed to be reliable. However, CNA accepts no legal responsibility for the correctness or completeness of this material or its application to specific factual situations.